

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: Site Plan
SP 11-2-00-1/Long Lake Ranches Model Row
3501 Nob Hill Road, 3304 Hiatus Road, and 3201 Hiatus Road

General Location:

Parcel A - located on the west side of Nob Hill Road, just south of the Long Lake project, north of Orange Drive.

Parcel B - located on the east side of Hiatus Road, to the north of Mystique and south of Davie Farmettes, north of Orange Drive.

Parcel C - located on the west side of Hiatus Road, to the north of Robbins Park and south of Crystal Grove Estates, north of Orange Drive.

TITLE OF AGENDA ITEM: Site Plan approval for the Model Row of the development known as Long Lake Ranches.

REPORT IN BRIEF: The applicant requests site plan approval for construction of the model row for Long Lake Ranches (SP 11-2-00). The applicant's submission indicates 4 model units on Lots 128-131 and a sales center on Lot 132. The approved site plan indicated typical lot layouts and the tennis recreation center. This request becomes more specific in that the actual building models are indicated along with sidewalks and fences related to visitor access as required for the model row. The Broward County Board of County Commissioners approved the plat, Long Lake Estates II (aka Long Lake Ranches), on October 2, 2001. Staff finds that the applicant's submission complies with all applicable codes and ordinances.

PREVIOUS ACTIONS: The site plan, SP 11-2-00 Long Lake Ranches, was conditionally approved by Town Council on August 1, 2001 (Motion carried 5-0).

CONCURRENCES: The Site Plan committee recommended approval of the site plan, SP 11-2-00-1 Long Lake Ranches Model Row on November 27, 2001 (Mr. Crowley made a motion, seconded by Mr. Engel, to approve, Motion carried 4-0, Chair Evans absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Model Row Site Plan, Justification letter, Land Use Map, Subject Site Map, Aerial, SP 11-2-00 Long Lake Ranches

DEVELOPMENT SERVICES DEPARTMENT

Planning & Zoning Division

MEMORANDUM

PZ 11-30-01

TO: Site Plan Committee

FROM: Christopher M. Gratz, Planner II

DATE: November 20, 2001

RE: SP 11-2-00-1 Long Lake Ranches Model Row

Staff has received the above captioned site plan from G. L. Homes of Davie, Associates II, Ltd. Attached is the submittal as well as the staff report for the approved site plan. The basis for the submittal is to address construction of the model row. Prior to this submittal the applicant received approval from the Broward County Board of County Commissioners for the subject site's plat, Long Lake Estates II, on October 2, 2001 pursuant to site plan conditions.

The model row is located on Parcel A of the plat, which is on the west side of Nob Hill Road, just south of the Long Lake project, north of Orange Drive. The site plan indicates 4 model units on Lots 128-31 and sales center on Lot 132 with access being provide via Nob Hill Road. Lots 128-31 are 35,008 square feet and zoned AG, Agriculture District with the repealed E, Estate District segmenting Lot 131. The sales center is shown on Lot 132, which is 40,626 square feet, and has the E, Estate District designation. Pervious areas on the lots range from 77 to 84 percent. The model row is connected by sidewalks and has a 4' aluminum white picket fence along the front of the lots. Detailed designs of the models have been included.

The landscape plans show plantings that exceed Code requirements and states a minimum 25 percent native species will be utilized with common areas to be maintained by the Homeowners Association upon completion of the project. The applicant has also provided the tree mitigation plan for the areas impacted by the development of the model row and this plan adequately provides for trees of special concern.

In conclusion, the information provided matches the approved site plan and meets all applicable codes and ordinances.



JUSTIFICATION STATEMENT

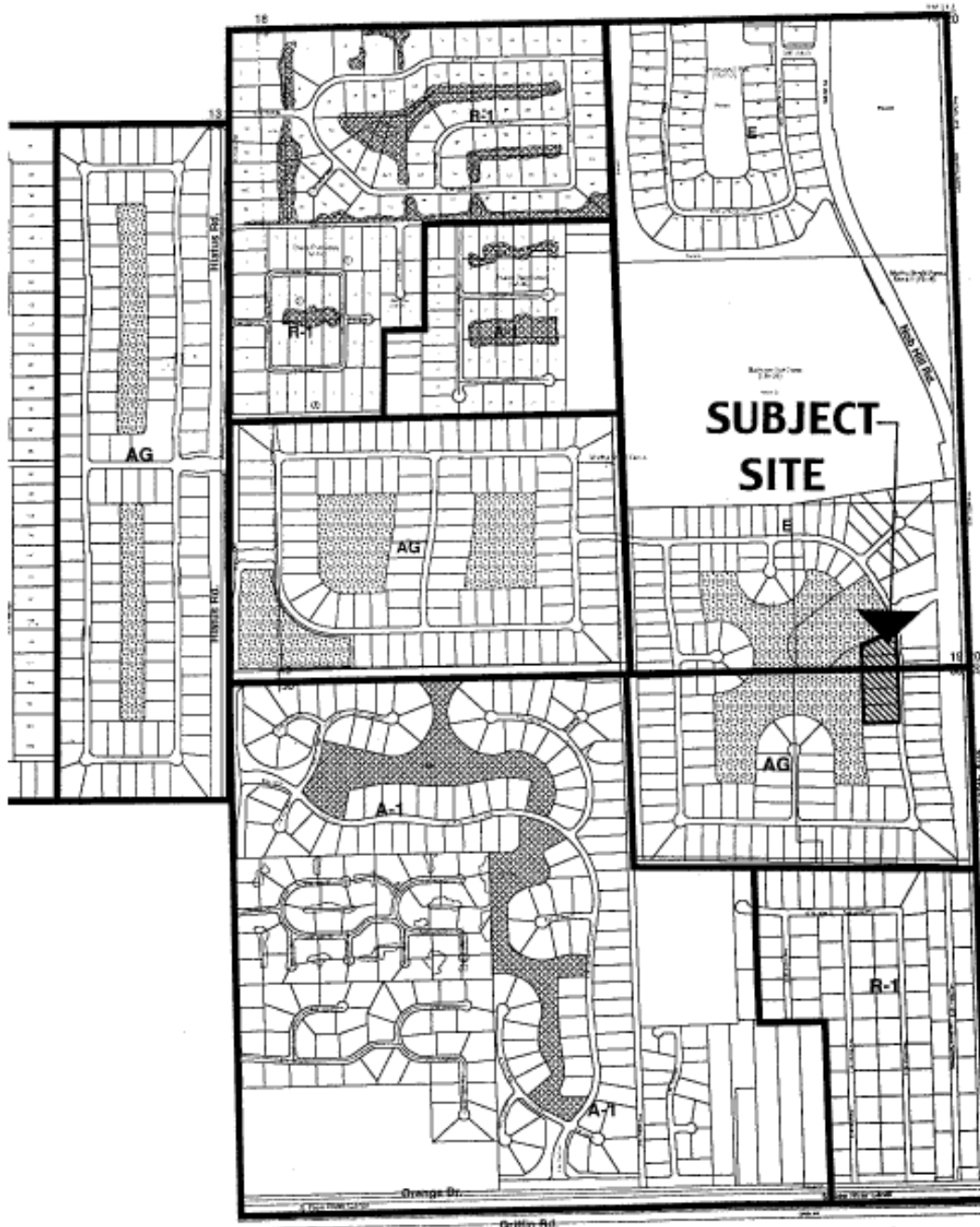
Site Plan Approval – Long Lake Ranches (aka Long Lake Estates II) Model Row

Applicant (G.L. Homes of Davie Associates II, Ltd.) is seeking site plan approval for the model row of Long Lake Ranches. The Long Lake Ranches project received site plan approval from the Davie Town Council on August 1, 2001 (SP 11-2-00). The model row shall consist of four model units (Lots 128-131) and sales center (Lot 132). The sales center is a model home being utilized as a sales facility.

The model row area is split by two zoning classifications – E and AG (the boundary line is affixed to the site plan). Lots 128-131 are subject to the AG zoning development standards and Lot 132 is subject to the E zoning development standards.

Being a previously approved plan, the applicant is merely seeking site plan approval for the construction of the model row, which was not previously shown on the site plan approved by the Town Council.

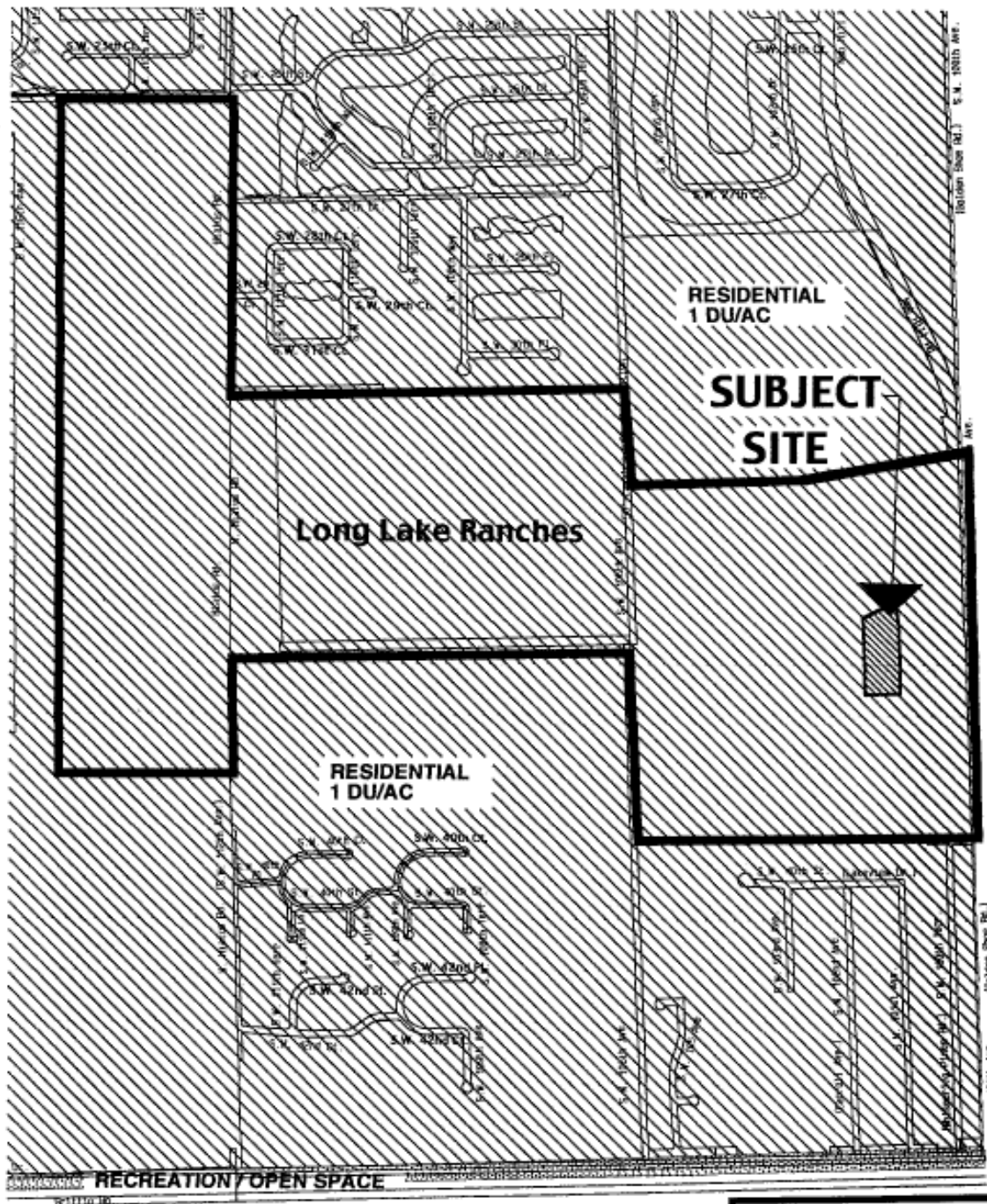
The plat of Long Lake Estates II (aka Long Lake Ranches) was approved by the Broward County Board of County Commissioners on October 2, 2001. The recordation of the plat is expected by the end of November, 2001.



PETITION NUMBER
SP 11-2-00-1

Subject Site Area Zoning Map

PREPARED 11/20/01 Scale: 1"=1000'
BY THE PLANNING &
ZONING DIVISION

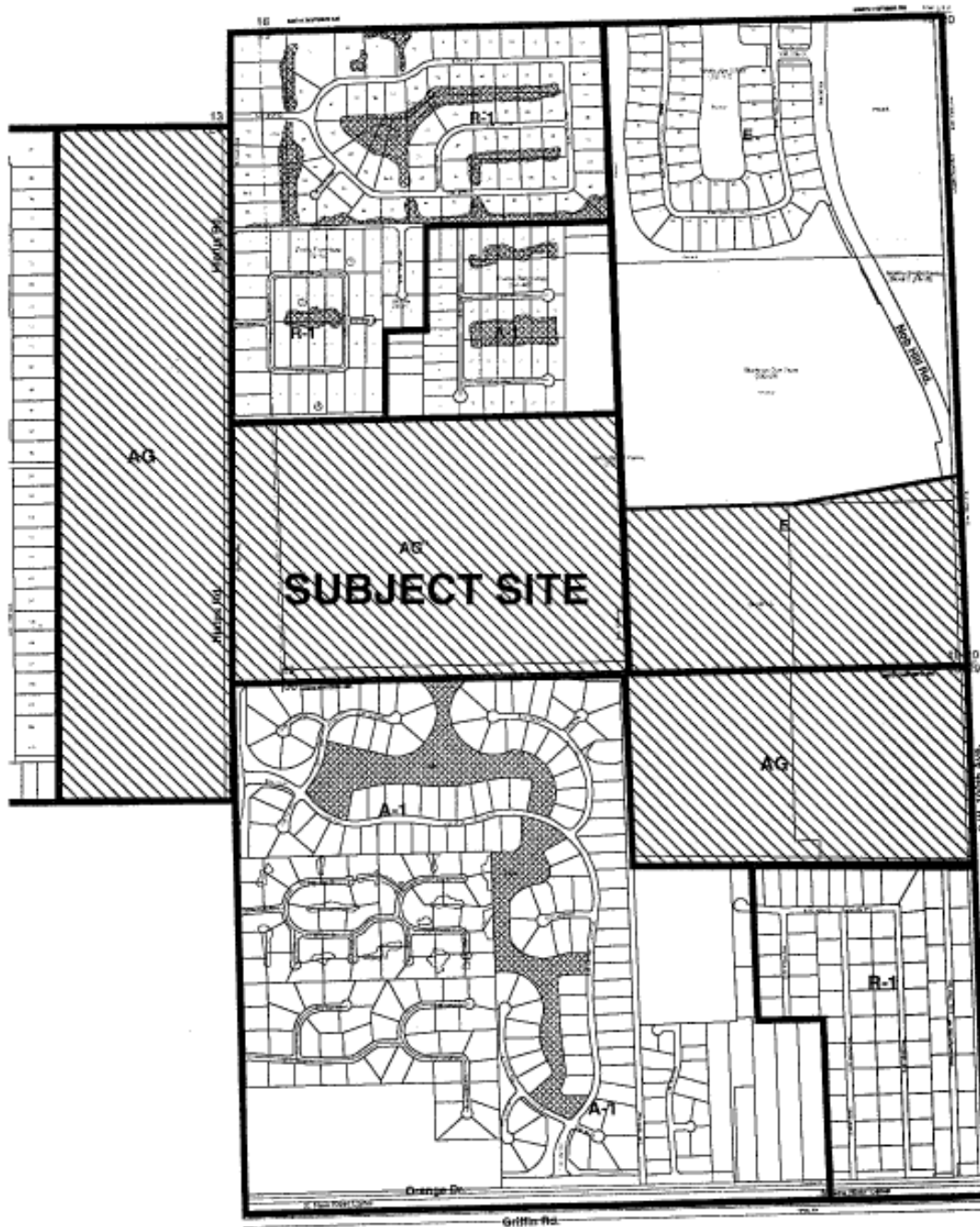


PETITION NUMBER
SP 11-2-00-1
Subject Site Area
Future Land Use Plan

PREPARED 11/20/01
BY THE PLANNING &
ZONING DIVISION

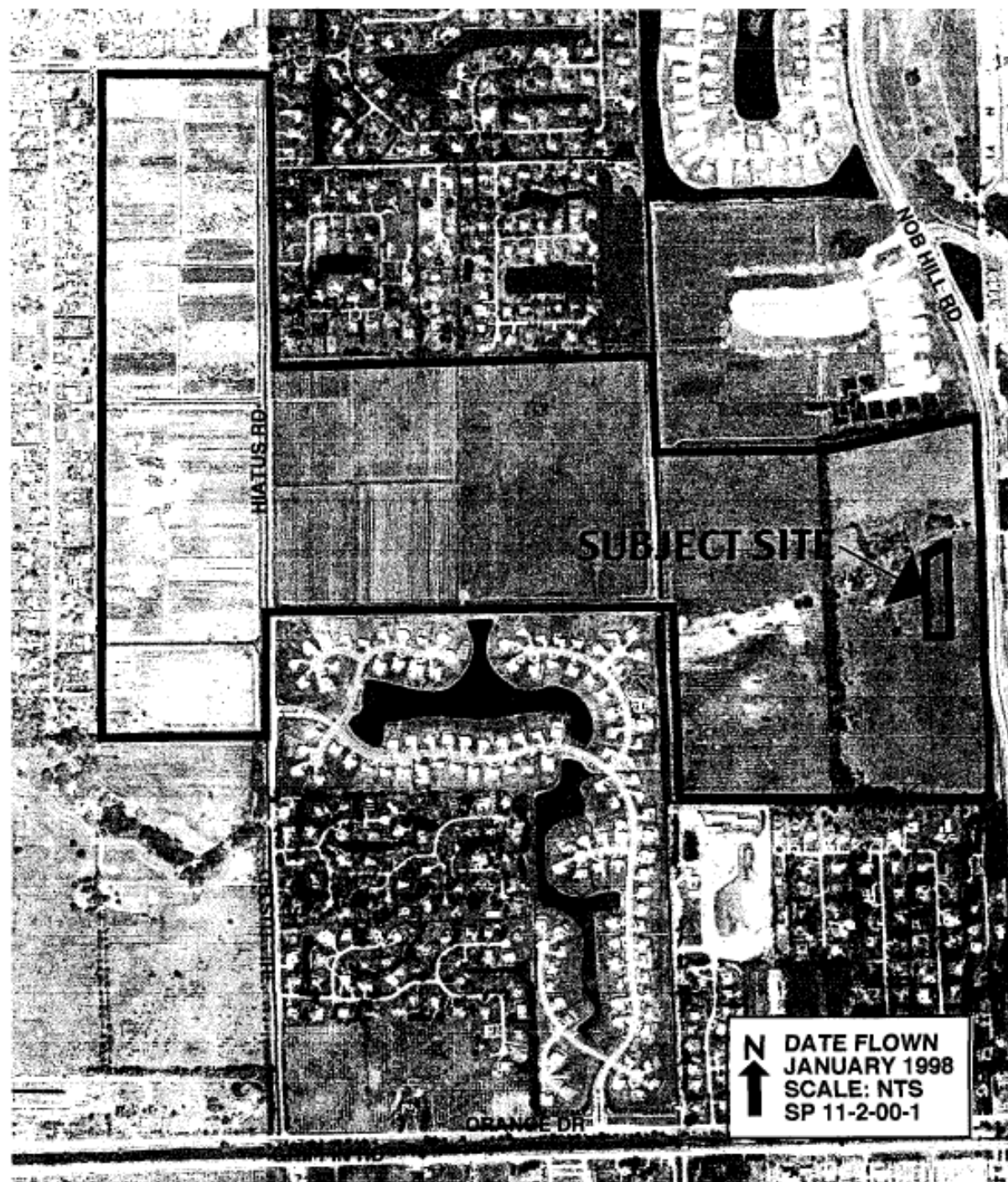
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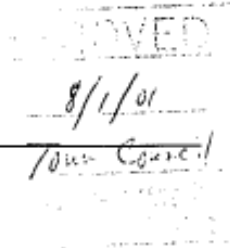
PETITION NUMBER
 SP 11-2-00-1
 Subject Site Area Zoning Map

PREPARED 11/20/01 Scale: 1"=1000'
 BY THE PLANNING &
 ZONING DIVISION



Application #: SP 11-2-00
Exhibit "A":
Original Report Date: 6/13/01

Revisions:



TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Agent:

Name: GL Homes of Davie II Corp.
Address: 1401 University Drive, Suite 200
City: Coral springs, FL 33071
Phone: 954-753-1730

Owners:

Name: Stephan H. Zachar
1051 N. Venetian Drive
Miami, FL 33139
and
Continental Citrus Corporation
3701 SW 112th Avenue
Davie, FL 33330

BACKGROUND INFORMATION

Application Request: Site Plan approval for 372 single family homes, for the development known as Long Lake Ranches.

Address: 3501 Nob Hill Road, 3304 Hiatus Road, and 3201 Hiatus Road

General Location:

Parcel A - located on the west side of Nob Hill Road, just south of the Long Lake project, north of Orange Drive.

Parcel B - located on the east side of Hiatus Road, to the north of Mystique and south of Davie Farmettes, north of Orange Drive.

Parcel C - located on the west side of Hiatus Road, to the north of Robbins Park and south of Crystal Grove Estates, north of Orange Drive.

Future Land Use Plan Designation: Residential 1 (1 dwelling unit per acre)

Zoning: Estate (E) and Agriculture (AG)

Existing Use: Vacant and Plant Nursery

Proposed Use: 372 single family residential homes

Parcel Size: 454.55 acres

Surrounding Uses:

North: single family homes (Long Lake, Davie Farmettes, Crystal Grove Estates)
South: single family homes, park (Martha Bright Farms, Mystique, Robbins Park)
East: Tree Tops Park and single family homes (Forest Ridge)
West: single family homes

Surrounding Land Use Plan Designation:

North: Residential (1 du/acre)
South: Residential (1 du/acre)
East: Residential (1 du/acre), Residential (3.6 du/acre)
West: Residential (1du/acre)

Surrounding Zoning:

North: Estate (E) and Agricultural (A-1)
South: Agricultural (A-1) and Agriculture (AG)
East: Recreation/Open Space (RS), Planned Residential Development (PRD)
West: Estate Dwelling (R-1)

ZONING HISTORY

Related History:

The northern 73.82 acres of the subject site, located adjacent to Nob Hill Road was rezoned to the Estate (E) zoning district by Ordinance 90-5 on February 21, 1990. The Estate zoning district was repealed by Town Council by Ordinance 96-4, on February 21, 1996. A determination, made by the Town Administrator, grants the property owner the right to utilize the Estate zoning district for that portion of the subject site.

A plat for this property (Long Lake II - P 12-3-99) was approved by the Town Council on September 6, 2000. The plat was approved for 454 single-family dwelling units on 454.553 platted acres of land. The plat for the property has been filed with Broward County but has not yet been brought before the Board of County Commissioners for approval. No building permits can be issued until the plat is approved by the Broward County Board of County Commissioners and recorded.

DEVELOPMENT PLAN DETAILS

The Applicant's SUBMISSION indicates the following:

Site Plan:

The applicant's site plan indicates 372 single-family homes on three parcels of land to be developed over three (3) phases. The main entrances into the site are via Nob Hill Road

and Hiatus Road. The applicant has proposed a 65' landscape buffer along Nob Hill Road, consisting of a landscape berm at a minimum elevation of 7.41 feet. The 50' landscape buffer along Hiatus Road includes a 10' bridle path and a 6' bike path. In addition, the applicant has proposed relocating the existing canal which currently runs along Hiatus Road further to the west, within their property. The proposed landscape buffer and berm will be adjacent to Hiatus Road with the trails on the west side of the landscape berm, separated from vehicular traffic.

The three (3) entrances all provide a guardhouse/gatehouse. Two active parks and two passive parks are provided within the development. In addition, there are two wetland mitigation areas located throughout the site.

Zoning Analysis.

Parcel A consists of 156.09 net acres of land and is bound by Nob Hill Road on the east and an existing canal on the west. 132 single family homes are proposed for Phase I. Parcel A has two zoning districts, Estate and Agriculture (AG), consisting of 73.82 acres with a zoning category of Estate (E) and 87.01 acres with a zoning category of AG.

Parcel B consists of 133.04 net acres of land and is bound by Parcel A on the east (separated by a canal) and Hiatus Road on the west. This phase consists of 108 lots. The zoning for Parcel B is AG.

Parcel C consists of 146.51 net acres of land and is bound by Hiatus Road on the east, and Majestic Groves to the west. This phase consists of a total of 132 lots. The zoning for Parcel C is AG.

Open Space.

The Estate District required that for lots under 35,000 square feet, but at or above 20,000 square feet, a minimum of 40% of the overall site acreage must be provided for in open space. Such open space is to consist of "active or passive recreational areas, natural areas, citrus groves, bufferyards, stormwater retention areas, trails and areas intended to provide amenities to surrounding uses."

The Estate District portion of the project is required to provide a minimum of 28.65 acres of open space. This portion provides 28.72 acres of open space. This open space consists of 5.77 acres of private park, 2 acres of landscape buffer along Nob Hill Road, 9.35 acres of lake, 6.11 acres of wetland/ridge conservation area, 1.72 acres of lake maintenance easements which are deed restricted to perpetual open space prohibiting fencing, and 0.10 acres of wetland buffers. Rear yard landscape easements and canal maintenance easements are also deed restricted to perpetual open space. A maximum of 15% of the overall site area may be water, allowing for 10.73 acres of waterbodies permitted, as is provided.

The AG portion of Parcel A is required to provide 15% open space, or 12.67 acres. A total of 15.15 acres are provided. This consists of 2.35 acres along Nob Hill Road, 12.67 acres of lake area, and 0.13 acres of wetland/ridge conservation area.

Parcel B consists of 133.74 acres and is required to provide 19.96 acres of open space (15%). 28.27 acres are provided, consisting of 1.91 acres of landscape buffers, 1.21 acres of recreational trail and easements, 18.11 acres of lakes, 6.82 acres of wetland/conservation ridge, and 0.22 acres of wetland buffer.

Parcel C consists of 159.98 acres of land and is required to provide 21.98 acres of open space (15%). The applicant has provided 27.93 acres, consisting of 5.93 acres of landscape buffer, 2.55 acres of trails and easements, 16.18 acres of lake, 3.27 acres parks and entry open area.

Landscaping:

Detailed landscape plans have been provided for Parcel A.

Detailed landscape plans have not been submitted for Parcels B and C, due to the projected completion date of these parcels (three and five years respectively) and the fact that South Florida is in a Stage II drought alert. The applicant proposes to bring these two phases back before staff and Town Council closer to the time of construction in order to better assess the condition of both available plant material and any lasting effects of the drought.

The landscape buffer along Nob Hill Road will consist of Silver Buttonwood, Benjamin Fig, Ligustrum, Cattley Guava, Florida Slash Pine, Live Oak, Mahogany, Yellow and Pink Tabebuia, Areca Palms, Chinese Fan Palms, Silver Saw Palmetto, and Cabbage Palm. These trees and associated accent plants, shrubs, and groundcover will be planted in an undulating pattern along the proposed berm.

A variety of street tree species are proposed throughout the development. These will include Satin Leaf, Buttonwood, Mahogany, Gumbo Limbo, and Live Oak.

Access and Roads:

The site provides access from one entrance on Nob Hill Road, and two on Hiatus Road. Access to Parcel B from Parcel A is via a bridge over the canal separating the two.

The roads throughout the development will be maintained as private roads. A 50' road right-of-way is provided, including 24' feet of pavement, valley gutters, a 5' sidewalk, and the remaining areas sodded.

Throughout the development, at major roadway intersections, the applicant is providing brick pavers to create a sense of entry and also to encourage drivers to slow down as they enter and exit each parcel.

Wetland Preservation:

Wetlands have been identified on the subject site. The project has been reviewed by both Broward County Department of Planning and Environmental Protection (DPEP) and South Florida Water Management District (SFWMD). Mitigation for the site has been approved by DPEP staff, and is shown on the site plan. Two wetland sites are

being preserved in place and one site requires off-site mitigation.

Archeological Site:

Three archeological sites have been identified on the subject site. Two sites are being mitigated and one site will be preserved. The preserved site will include signage, as required by DPEP and a pedestrian path through the site.

Architecture:

The predominate architectural theme used throughout the development is rural equestrian. The entrance features all utilize stone cladding either for the entire building facade or the bottom portion of the facade. The stone facade used is also used for the perimeter berms created along the road rights-of-way. Details utilize wrought-iron embellishments for lighting fixtures, doors, and gates.

There are eight models proposed for the development. These models range from 3,136 square feet to 4,849 square feet under air. These are high-end luxury models, most with three car garages. The tile proposed is Spanish 'S'. The paint combinations allowed within the development are all soft tones in shades of beige, green, yellow, peaches with terracotta accents.

Perimeter Walls and Guardgates:

The project proposes three guardgates, one at each entrance to the development. Land Development Code Section 12-107(5)(c) requires that any use of a guardhouse or guardgate require a wall to be built around the entire perimeter of the site "unless otherwise approved by Town Council." The applicant has proposed the development to be built without the perimeter wall and seeks approval from Council for the site plan as submitted. The development does provide a substantial landscape berm along Nob Hill Road and Hiatus Road, with an average overall height of 7 feet and provides a setback distance similar as would be required with a wall.

Application Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code. The Estate (E) Zoning District was repealed by Ordinance 96-4, on February 21, 1996. Upon a determination by the Town Administrator, the applicant is able to utilize the existing 73 acres of Estate Zoning for Parcel A.

Other Reviewing Agencies Comments

Broward County Department of Planning and Environmental Protection

The County Staff is working with the applicant to ensure the preservation of two (2) wetland sites, an archeological site and one off-site wetland mitigation site. Final plat approval is tentatively scheduled for the August County Commission agenda.

The archeological site mitigation has been approved by the Broward County Department of Planning and Environmental Protection.

Broward County Engineering

The developer has entered into an agreement with Board County to provide \$54,000 for upgraded signalization for affected roadways within the project impact area in order to satisfy transportation concurrency issues.

South Florida Water Management District

The South Florida Water Management District has issued an early work permit, allowing preliminary development activity to occur on-site. The final wetland permit will be issued in July, pending approval of the site plan by the Town.

Comprehensive Plan Considerations

Planning Area: Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14th Street, and bound by the west by Interstate 75 and on the east by Nob Hill Road. The predominate existing and planned use is single-family residential at a density of one dwelling per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes. This planning area contains numerous small subdivisions on one-acre lots. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences. It is expected that this trend will continue as the inventory of single-family lots is depleted.

Staff Analysis

Staff has reviewed the proposed site plan and has found no deficiencies in code requirements, noting that Town Council may allow the landscape berm to substitute for the required masonry wall accompanying any guardhouse. The project meets and exceeds the Town's open space requirements, parcel sizes, building square footage, landscape requirements and setbacks. The project is well designed throughout the entire 454 acres and includes upgrades throughout the site, such as street trees, brick pavers, decorative street lights, and increased perimeter berms.

Approval of the site plan as submitted will allow the applicant to waive the requirement for the wall.

In addition, the following items must be addressed prior to the issuance of any building permits:

1. The plat shall be approved and recorded with Broward County prior to the issuance

of building permits.

2. A final permit from DPEP shall be provided indicating and accepting the wetland mitigation sites and the archeological site, prior to the issuance of a building permit.
3. Homeowners Association Documents shall be executed and provided to the Town prior to the issuance of a building permit. These documents shall reflect deed restrictions prohibiting the placement of fences within any landscape easement, landscape and drainage easement, lake maintenance easement, or canal maintenance easement counted as open space.
4. Parcel B and Parcel C landscape plans shall be submitted for approval by Town Council prior to construction within these two (2) parcels. The submitted plans shall be of the quality and quantity as provided for in Parcel A.

Findings of Fact

The proposed site plan meets all the applicable codes and ordinances of the Town of Davie relative to development standards.

Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends approval of petition SP 11-2-00, subject to the following conditions:

1. The plat shall be approved and recorded with Broward County prior to the issuance of building permits.
 2. A final permit from DPEP shall be provided indicating and accepting the wetland mitigation sites and the archeological site, prior to the issuance of a building permit.
 3. Homeowners Association Documents shall be executed and provided to the Town prior to the issuance of a building permit. These documents shall reflect deed restrictions prohibiting the placement of fences within any landscape easement, landscape and drainage easement, lake maintenance easement, or canal maintenance easement counted as open space.
 4. Parcel B and Parcel C landscape plans shall be submitted for approval by Town Council prior to construction within these two (2) parcels. The submitted plans shall be of the quality and quantity as provided for in Parcel A.
 5. Approval by Town Council to allow for guardhouses at the entrances to the site, without the need for a perimeter wall.
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Site Plan Committee

The Site Plan Committee recommended approval at its June 26, 2001 meeting subject to the staff report and to the applicant coming up with additional architectural treatment on the other three sides of the houses to identify them with their fronts; that the clubhouse tower be recessed to give it some depth and that Bahama shutters be added (motion carried 2-1, Vice-Mayor Paul dissenting).

Exhibits

1. Site Plan
2. Landscape Plan
3. Exhibits of Model homes
2. Land Use Map
3. Subject Site Map
4. Aerial

Prepared by:

Reviewed by:

mon
JMK